



Chatuge Village Community Association, Inc.

P.O. Box 738
Hayesville, North Carolina
28904

www.Chatugevillage.org

2019 greetings from CVCA, the Board of Directors and all volunteers working on behalf of the Village!

This is the first Newsletter since the Annual General Meeting, the election of the new Board of Directors. It contains information to wrap up 2018 and welcome in 2019. Below, you will find information from Officers & Board of Directors, updates and news from Committee members.

The last few pages in this—and all Newsletters—contains News from the Village along with information regarding CVCA policies and procedures.

There are 9 pages in this Newsletter... Remember, newsletters are a good reference for answers to questions of “what, when and how” around the Village and regarding policies and procedures.

Additional information and previous newsletters are stored at our web site www.chatugevillage.org Be sure to check under the “Members Only” tab. If you have not yet registered to become a member, see **page 6** for instructions.

2018-2019 CVCA Board of Directors and Contact Information:

Board Member	Phone Numbers	E Mail Address
Kim Tigar, President *	(828) 337-2424	ktigar@yahoo.com
Scott Alexander, Vice President	(828) 347-2809	scott.1963@live.com
Bob Vandermeer, Treasurer **	(404) 234-2575	silverado@ureach.com
David Wagener, Secretary	(305) 934-1488	davidw@admcorp.com
Duane Cannon, Roads/Wells/Water *	(828) 550-4221	amy28716@yahoo.com
Tim Thompson, Neighborhood Watch	(941) 626-3392	timbuck008@yahoo.com
Chuck Flory, Social & Events*	(239) 872-0317	banjoflory@aol.com

(Asterisked Board Members will conclude their 2- year term July 2019. Double asterisked Directors will complete two full terms of service July 2019)

Board members serve on behalf of the village. However, —please remember—we are all volunteers. If you contact us, we will do all in our ability to help you with your issue, question or problem. However, prior to doing so, we ask you to check CVCA Bylaws, C&R or policies and procedures for any reference or applicability.

- If you contact us by phone, unless it is an emergency, please make every effort to do so during normal work hours or other *reasonable* times.
- The BEST way to contact the entire Board is to send an email to CVCABoard@chatugevillage.org
- If contacting Board or Committee members by phone, be sure to leave a **clear message** with **your name, TELEPHONE and property address in the village.**

From the CVCA President, Kim Tigar:

Dear Neighbors –

Below is a review of work and items which have taken place over the last year:

CVCA membership approved an increase of dues to finance repairs and eventual replacement of the Village water system. **Many thanks to Davie Olmsted** for the substantial amount of background research, seeking of bids and extensive administrative activity required to develop a workable process to improve our water system. **Thanks also go out to Dick Rose** for his engineering perspective and assistance in the process.

Improvements/upgrades to both wells are in process. The Walker Point well fence has been moved, slab formed and poured, and the new generator arrived. Delivery and set up of the propane tank are next. Once everything is completed a shed type cover will be constructed.

The Cherokee well continues to go down, so Doug Taylor will be performing electrical diagnostics to determine if there are electrical issues contributing to the problem.

There were 7 home sales in 2018 along with 2 new construction homes. We have added several more full-time residents.

Repairs/painting on all the guard rails in the village began and should be completed this Spring.

The Village community swimming dock was repaired & replaced for the summer season with railings installed.

Coyotes and foxes have been seen in the village. Homeowners with pets should be vigilant when pets are outside, especially at night.

We continue to have complaints about **extreme speeding** in the village. Unless we reconsider adding more speed bumps, there is little that can be done. If you think more speed bumps would help, please voice your concerns and suggestions with the Board of Directors.

Over the summer, we received several complaints about dogs running loose in the village. Some stated that dogs were being aggressive towards walkers, specifically on Salem Square and lower Chatuge Village Circle. Please be sure to see the CVCA policies sections which give guidance regarding pets.

Ernie took care of some snow and ice removal last winter, trimmed bushes in strategic areas and removed fallen trees from storms.

In general, it has been relatively quiet, and things are running smoothly.

To check on the Lake Chatuge water level, go to www.tva.com or <http://chatuge.uslakes.info/level.asp> These links have recently been added and are also provided on our web site.

Finance Committee. (Director/Treasurer, Bob Vandermeer (Chairman), Lorraine McGrew, Pam Bunch, George Schultz.

Invoice/Billing. Lorraine McGrew serves as the Billing manager for CVCA. Lorraine and her husband live full-time in the Village several months a year. She works closely with Treasurer Bob Vandermeer and former Treasurer/Finance Committee member George Schultz. She is also assisted in administrative and logistical duties by Pam Bunch (former Director/Vice President and long-time member Finance Committee). Bills for 2019 were mailed out in January. Members have the option of paying quarterly or in advance. Automatic payment by bank draft is highly encouraged, has been positively received and utilized by a large portion of the membership. If you have *any* questions regarding this process, your quarterly bill or other issues like the balance owed, please contact Lorraine. (352) 339-3953 or bl.mcgrew@msn.com

The Utilities Committee: (Duane Cannon, Director/Chairman, Dave Olmsted, George Schultz, Jim Tigar.) This committee oversees water, roads and common areas. (See President's remarks regarding work in progress or completed for the water system and Village roads.)

From the Neighborhood Watch Committee: (Tim Thompson, Director/Chairman):



Greetings all! My name is Tim Thompson and I am the new Neighborhood Watch Coordinator for the Chatuge Village Community Association. I thought it would be a good idea to let you know who your Area Watch Captains are in the event you are new to Chatuge Village.

Each Watch Captain keeps an eye on their specific areas within the Village and may be contacted if you have questions, concerns or notice activity which doesn't seem normal. Remember, if you have a serious concern, can contact Clay County Sheriff's Department at (828)389-6354 (Sheriff Bobby Deese) or of course, dial 9-1-1 for a true emergency.

Your CVCA "Watch Captains" and their respective watch areas are:

- **Jerry Allisson** - Manor Drive, Swiss Ridge and Walker Point (828) 361-0464
- **Emmet Bondurant** - Woodland Lane and Woodland Circle (828) 367-6942
- **Sandy Clemmons** - Salem Square, Chatuge Village Drive, Upper Chatuge Village Circle from Salem Square to Bob Epperson and Dick Rose properties (828) 389-9971
- **Bob Epperson** Upper Chatuge Village Circle from Bob's home to the marina on lower Chatuge Village Circle (828) 389-3924
- **Marjorie Hornsby** - Dogwood Circle (828) 415-1530
- **Jim and Kim Tigar** - Lower Chatuge Village Circle from lower entrance to the marina (828) 337-6846 or (828) 337-242

Tips from a former Deputy Sheriff

After interviewing a few burglary investigations, I learned that Burglars **DO NOT** like:

1. Dogs
2. Having to deal with "Big Guys."

So, here are a few simple, inexpensive and creative ways to help prevent your home from being burglarized:

- Buy a "Beware of Dog Sign" and slide it in your front window/door. Who cares if you don't have a dog.
- Go to a thrift store and buy a pair of boots and gym shoes, size 15. I did this for my 75-yr old aunt who lives alone, and she feels very comfortable having the sign up. As for the shoes, she rotates from her front door to side door.
- I also bought a cheap dog bowl, and my aunt puts bird seed in it. No burglar has the time to make sure the bowl has dog food in it.

In the Village, we can all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- * Someone running from a car or home.
- * Someone screaming. If you can't explain the screams, call law enforcement and report them.
- * Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- * Someone roaming the neighborhood asking about past residents.
- * Someone who appears to have no purpose wandering through the neighborhood.
- * Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- * Vehicles moving slowly without lights or without an apparent destination.
- * Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- * Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.
- * Someone walking or running while carrying property at an unusual time or place.
- * Someone removing property from unoccupied residences.
- * A stranger entering a neighbor's home which appears to be unoccupied.
- * A stranger in a car who stops to talk to a child.
- * A child resisting the advances of an adult.

We have given out a lot of car hang tags to members, but there are still many of you that don't have these. Please call or email us so we can get them to you. This is a great way to unify the members in the Village and it is a simple, practical way of identifying CVCA members.

I am happy to answer any questions you may have or discuss ideas or concerns which could help improve safety in our Village. Please contact me at (941) 626-3392 3392 or email timbuck008@yahoo.com.

Be safe and see you around the Village.

Tim

From the Communication Committee (Skip Fossett, Chairman, Kim Tigar)

Chatuge Village Community Association has a **Facebook page**. Come “like” us there. ☺

There has been an issue with the Village web site... Normally, if a Post is made to the web site, all registered members receive an email notifying them of that post. This is especially helpful when trying to get word out quickly about an issue in the Village such as anything safety related, an upcoming social event, utility (water or electrical) related, online ballot available, etc. For some reason, (perhaps an update?) that part of the web site is not working properly. We are trying to determine a fix for this as well as a possible work-around.

If you are familiar with WordPress or have other computer skills and would like to help with our communications efforts, please contact Skip Fossett (404) 242-5085 or skipfossett@mindspring.com

❖ Need to communicate with Board-members? Have a question about your bill? Come across a problem/issue in the Village? There are **THREE (3) Chatuge Village email addresses**. Each of these automatically forward to members serving (or supporting) those positions:

The Board	cvcaboard@chatugevillage.org
Billing	billing@chatugevillage.org
Web site	webmaster@chatugevillage.org

- ❖ A “*Front Page*” *post* is just that: a post made at the “Front” or Main Page at www.Chatugevillage.org. This stays on the web site. It also sends automatically to all web site members who subscribe to Village communications. Lately, there has been a technical issue/problem which has prevented front page posts from sending out (by email) to all registered members. We are working on that and hope to have it fixed soon.
- ❖ *Documents* (like this newsletter) are also stored on the web site in PDF format for reference or download.
- ❖ *E-newsletters* are sent out via email to all CVCA Members who have provided and/or updated their email address with our billing service (Lorraine McGrew). These are later posted for viewing or download at the web site. **Emails or E-newsletters will always have a photo (currently of the front entrance to the Village)** at the top of them to help further identify them as coming from CVCA communications.
- ❖ If you have not yet registered at the web site, please go to www.chatugevillage.org At the Welcome to Chatuge Village.org TAB, you will find a document which gives you step by step information of how to sign up and the brief process which occurs.

How to Register at Chatugevillage.org

- If you are not registered, when you attempt to open portions of the web site which are restricted to Members Only, you will get the following message, stating:
"Sorry, but you do not have permission to view this content "
- To the right side of the front page (or the right side of the "sorry you don't have permission" message) in light-grey background, you will see the following message:

"CLICK ON THE LINK BELOW TO REGISTER FOR THIS SITE. You will be able to access private member content and receive emails with the posts on the front page of this web site."
--

- At bottom of this verbiage, Click where it states, "Registration link."
 - You will be re-directed to a page to "Register for this site. "
 - Fill out all requested information. Be sure to choose a username which you will remember – once chosen, *usernames* cannot be changed.
 - After you complete all the requested information, you will be sent a confirmation email. It may take as much as a day or two before you receive your confirmation email...
 - The confirmation email will state: **"Hello and thank you for registering at the web site for Chatuge Village, www.chatugevillage.org**
 - After receiving the above email, then you make up/choose a password and will be able to access the site. We are trying to make a change to speed up the confirmation process...
 - Unlike other large, commercial sites, ours is run by a volunteer (currently just one...) and he must physically approve you. This two-step process of registering and getting confirmed is one of the measures taken to ensure security and limit access to documents and information.
 - Should you have any questions or you need to reset your PASSWORD (remember, usernames can *never* be reset), please send an email to webmaster@chatugevillage.org
-

Welcome to new neighbors in Chatuge Village. Our village is a mix of full-time and part-time residents.

If you are new to the Village...or you meet/have a new neighbor and they have *not* received a copy of the current Village Covenants and Restrictions and Bylaws...please refer them to the Chatuge Village web site www.chatugevillage.org.

Please also let them know they can sign up at the web site and that contact info for the Board of Directors and CVCA committees is also posted at there.

News from the Village:

- 1) CVCA seeks **100% participation of village members** to provide email contact information. On the quarterly billing invoice, a space is provided to give your contact information, or to update it. You can also make or provide updated information to Village Book-keeper Lorraine McGrew. *Please* take time to do this. *Use of contact information will be for OFFICIAL village communication only.* Using email enhances, improves and speeds up necessary Village communication and decreases mailing costs. **THANK YOU** to all who have joined in this effort.
- 2) All CVCA members are urged and invited to register at the **Chatuge Village web site** www.chatugevillage.org See above for directions. Instructions are also posted at the web site, under the "Welcome to Chatuge Village.org" TAB.
- 3) The web site is the Village's primary means of communication. It provides a place to post information, store and provide documents, provide means for voting in elections and/or issues requiring membership vote. Once registered, *you* can select what type of communication or news you receive from the CVCA. Historical information is available under the Members Only tab. If you have questions or know of someone who is having trouble registering, contact webmaster@chatugevillage.org
- 4) As many of the part-time residents are away from the village, if you return or if you live in the village full-time, *please* help be the eyes and ears of the village. **If you notice anything that seems out of the ordinary, needs repair or you experience a problem with one of the village services**, please notify the Board and/or your Neighborhood Watch captain or head of the NW, Tim Thompson (see above).
- 5) The **Portalet** remains at the dedicated space at the Jim Kirk Recreational area. It is under contract to be open for use from May through October. The servicer places a lock on the door during months when not contracted.
- 6) **If you rent your house: It is your responsibility to inform and ensure your tenants/renters comply with the CVCA Covenants & Restrictions**, specifically the items spelled out in Section IV. We strongly suggest that you post these, in your property and as a part of any lease. **Rental related documents with pertinent information are posted on the web site; it is easy for you to download these forms and provide them to your renters.** Go to "Renters - Restrictions & Requirements from CVCA C&R" located under the "CVCA Official Documents, Policies & Procedures" TAB.
- 7) **Cars parked on the side of the road.** This may occur, especially over the holidays when folks entertain or have friends & family visiting. PLEASE BE COURTEOUS & MAKE SURE YOUR GUESTS ARE TOO. if you or your guests park vehicles on the side of the road, make sure they are off the road and do not block or interfere with the flow of traffic. There should not be any reason for long term parking off/on the side of the roads.

Spring is coming...



Village & general Policy-Related Issues:

- 1) Water related problems/issues: **FIRST** call **Miller Well Drilling (MWD)** at **(828) 837-2997** or toll-free **(800) 927-2997**. MWD maintains our wells and provides service repairs to village supply lines. Their web site is <http://www.millerwelldrilling.com>.
- 2) There have been several recent **water leaks**. For any supply line issues, that part of the supply line *from the road (or the supply line shut-off valve)* is the responsibility of the owner. In a recent case, no shutoff valve was present at the supply line; the village paid for the installation of a new shutoff valve. This is the same standard policy most municipalities use. With the onset of Winter cold and conditions, it is **highly advised that homeowners away from their Village residence shut off water to their homes to prevent water leaks or burst pipes**. One house experienced a substantial water leak this year which occurred over a period of time while the owner was away. FYI and as a precautionary warning! -It is our understanding that this homeowner's insurance company refused to honor a claim for repair because no proof could be provided of occupancy or recent/frequent inspection.
- 3) CVCA legal counsel confirmed that CVCA Covenants & Restrictions and Bylaws allow and provide authority to disconnect water service for CVCA members who fail to pay quarterly fees. While most members pay the required fees in a timely manner, the Board is considering protocols for enforcement of this action in the case of non-payment or fees excessively in arrears.
- 4) Trash pick-up. Please put **ONLY household trash** and **garbage IN BAGS** and **IN a container** at the street for pick up. Remember, there are lots of animals (raccoons, etc.) in the village and they will chew up or tear in to plastic bags not properly stored in a container. Problems or questions with garbage pick-up, call Ron Twist at (828) 389-6162.

Disposal of other larger items (yard trash, furniture, construction materials, large boxes, etc.) is the **YOUR responsibility (NOT the Village nor Ron's)**. These should be taken *separately* to the Clay County transfer station. For hours and other information, call (828) 389-9133.

- 5) Invoice/Billing. Lorraine McGrew is Billing manager for CVCA. 2019 bills will be mailed out in January. Any questions regarding your bill, payment options and procedures, balance or other issues, please contact Lorraine. (352) 339-3953 or bl_mcgrew@msn.com or billing@chatugevillage.org
- 6) DOGS. –This issue comes up with some frequency, so, **IF YOU HAVE A DOG, PLEASE read and take notice**. All pet owners are urged to keep your pet and its actions under your supervision and control. If notified by another person that your dog is bothering them, or that your dog's actions are threatening or creating a nuisance, consider yourself being put on notice. Under Clay county and NC laws, the sheriff can & will respond to any call reporting such a complaint. If investigated, the sheriff may issue a requirement to have your pet registered, provide proof of all shots, etc. In a worst-case scenario, a summons will be issued for the case to go to court before a local magistrate for ruling/remedy.

Other information on this issue is available under CVCA Policy on the Village Web Site, see "CVCA Official Documents, Policies & Procedures" TAB.

For the CVCA Board of Directors,
Skip Fossett, Communication Committee